

Meadowlake Farms Homes Association

Board Meeting Minutes January 2, 2024

Call to Order: Mr. Tim Wallace, President, convened the Meadowlake Farms Homes Association monthly Board of Directors meeting at 6:30 pm. The meeting was held at the Tabb Library.

Personnel in Attendance: Tim Wallace (Pres.), Brian Bowman (Vice-Pres.), Wilbert Smith (Sec./Treas.), Dipak Patel (Dir.), Sarah Knaub (Community Assoc. Mgr.)

Personnel Absent: None

Homeowners Present: Julia DelCasal (Cluster Homes representative)

Homeowner Forum: No comments made.

Previous Month's Minutes: A motion was made, seconded and unanimously approved to approve the minutes from the board meeting held December 5, 2023 as corrected (typo).

Financial

1. Treasurer's Report (Operating Accounts): The December Treasurer's Report was reviewed.
2. Assessment status/Receivables: All but one 2023 assessment payment has been received.
3. Reserve Fund: Mr. Wallace provided an update on the reserve funds.

Pool

1. Maintenance: Mr. Wallace reported Clearwater completed the replacement of 8 pool cover anchors.
2. Operations: No new developments

Grounds

Maintenance & repair items: The board discussed several maintenance items.

ARC Requests – None

Victory Community Management

1. Fence Approvals: No new developments
2. CNU Pond Study: Ms. Knaub will request the final study product and will send it out to the board.
3. Message Boards: Mr. Wallace will assist Ms. Lee with determining the installation locations for the message boards.

Old Business

- Review Open Action Items: The board reviewed the open action items.

New Business:

- Reserve Investments: Research is continuing on alternative investment options.

Cluster Homes Report: Ms. DelCasal reported the MFCHA board approved the 2024 budget with a \$5 per month increase in assessments. Street sweeping has been completed on Heather Way in order to get accurate quotes for repaving the second half of the road. The 2024 officers of the MFCHA board are:

- Kristi Wilson, President
- Nancy Noble, Vice-President
- Julia DelCasal, Treasurer
- Becky Weldon, Secretary

Calendar

- The next board meeting is scheduled for February 6 at 6:30 pm, at the Tabb Library

Adjourn: A motion was made, seconded and unanimously approved to adjourn the meeting at 6:56 pm.